

CERTIFICATE OF APPROPRIATENESS

Application Date: September 3, 2014

Applicant: Art Javaid, Oxford Design for Michael Clement, owner

Property: 1235 Columbia Street, Lot 3, Block 190, Houston Heights Subdivision. The property includes a historic 1,706 square foot, one and half story wood frame single-family residence and a rear detached storage shed situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Bungalow Craftsman residence, constructed circa 1915, located in the Houston Heights Historic District East.

Proposal: New Construction – Construct a front detached carport. The carport will be setback 30' from the front property line, and will measure 10' wide, 23'-3" deep and 19'-6" to the ridge. The carport will feature a side gable roof with a 9/12 pitch and will be clad with cementitious horizontal lap siding.
See enclosed application materials and detailed project description on p. 6-22 for further details.

Public Comment: One in favor, Two opposed. See Attachment A.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria: 1

HAHC Action: Denied

APPROVAL CRITERIA**NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- ☐ ☒ ☐ (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
The proposed carport is setback 30' from the proposed front property line. The typical setback for existing garages and carports is in the rear half of the property. To meet the typical setback the proposed carport should be setback at least 66' from the front property line.
- ☒ ☐ ☐ (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- ☒ ☐ ☐ (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- ☒ ☐ ☐ (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- ☐ ☐ ☒ (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.




PROPERTY LOCATION

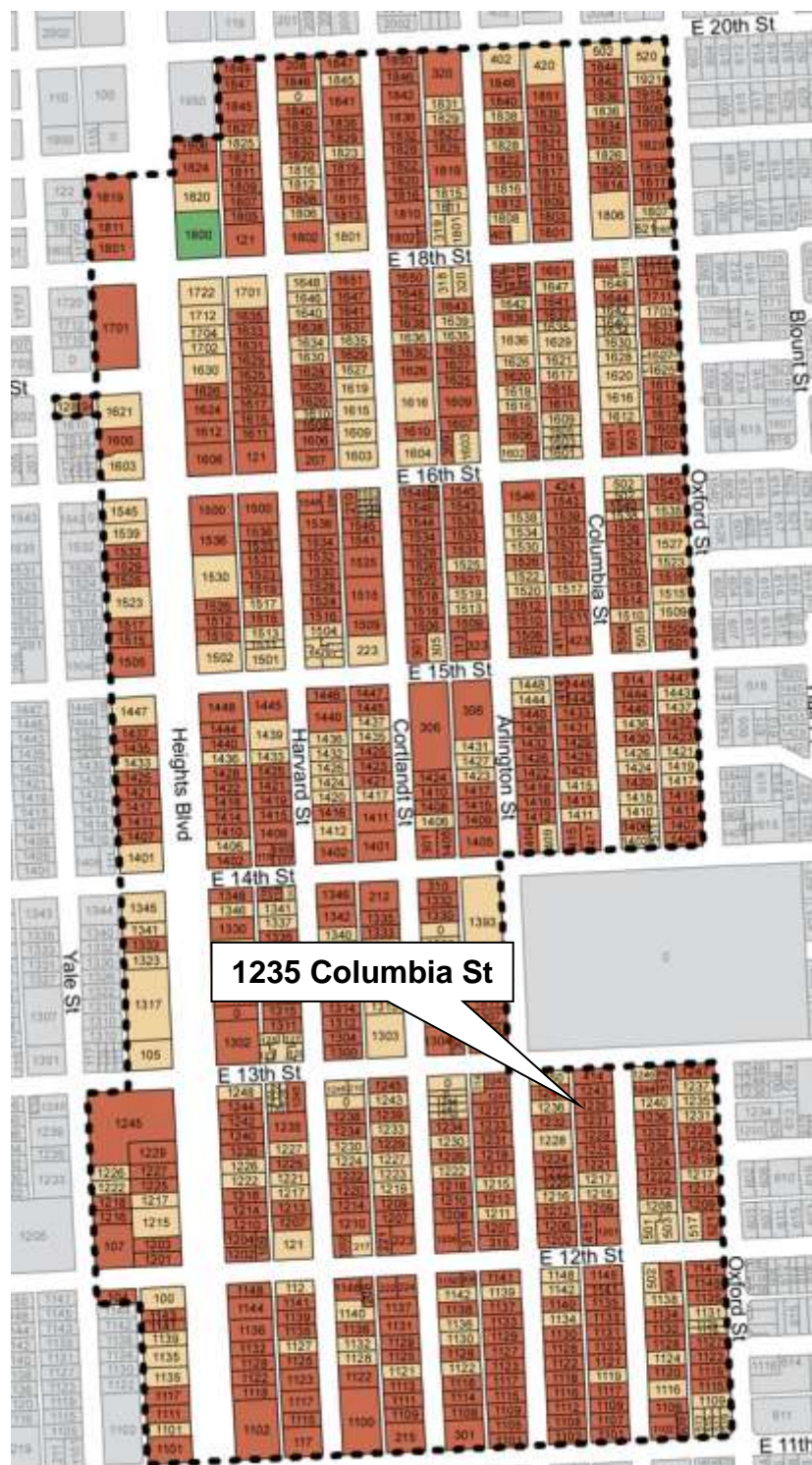
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

 Contributing

 Non-Contributing

 Park



INVENTORY PHOTO



CURRENT PHOTO



NEIGHBORING PROPERTIES



1231 Columbia – Contributing – 1915 (neighbor)



1243 Columbia – Contributing – 1915 (neighbor)



1229 Columbia– Contributing – 1915 (blockface)



1236 Columbia– Contributing – 1915 (across street)



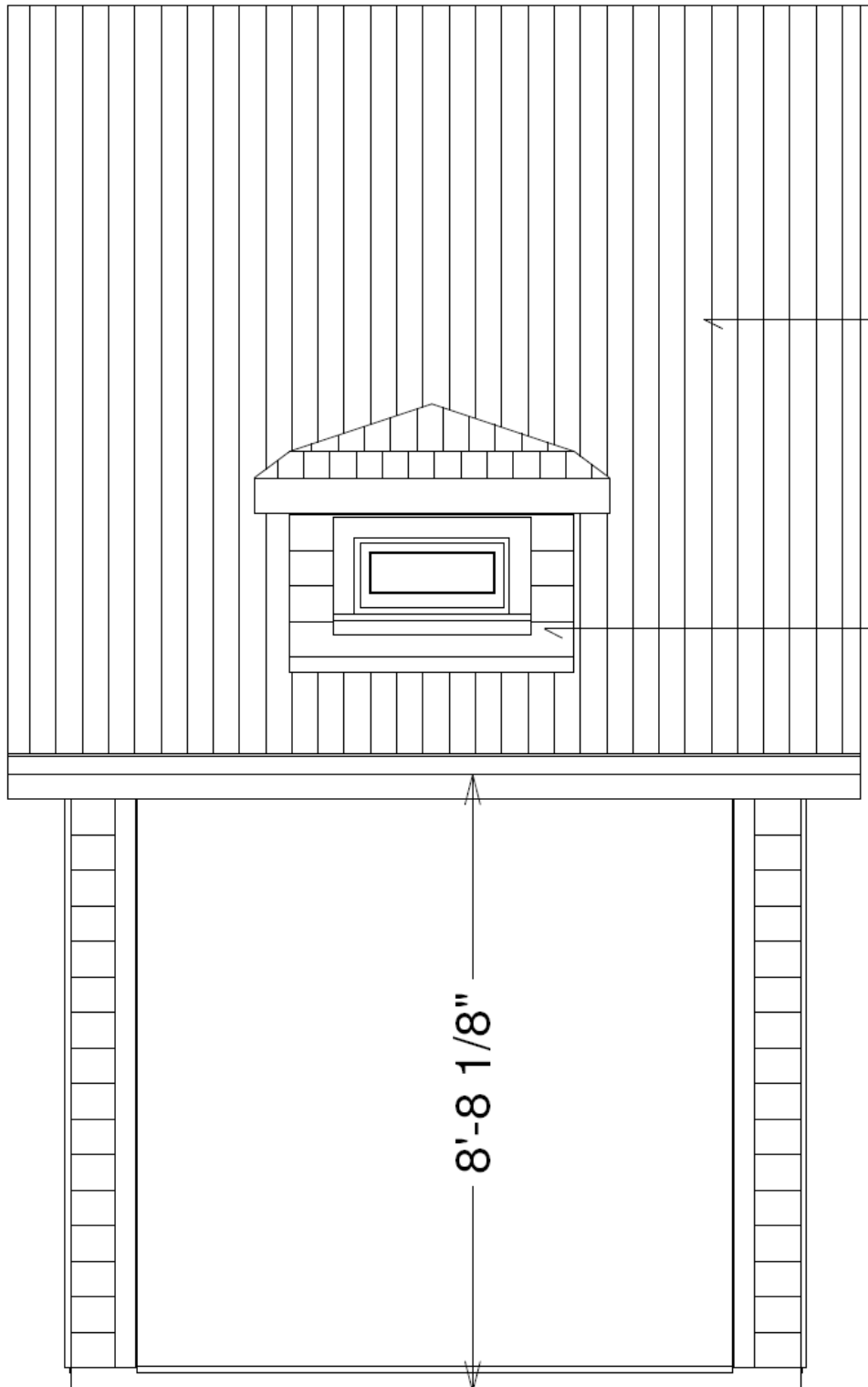
1240 Columbia– Noncontributing – 2005 (across street)



1244 Columbia– Contributing – 1925 (across street)

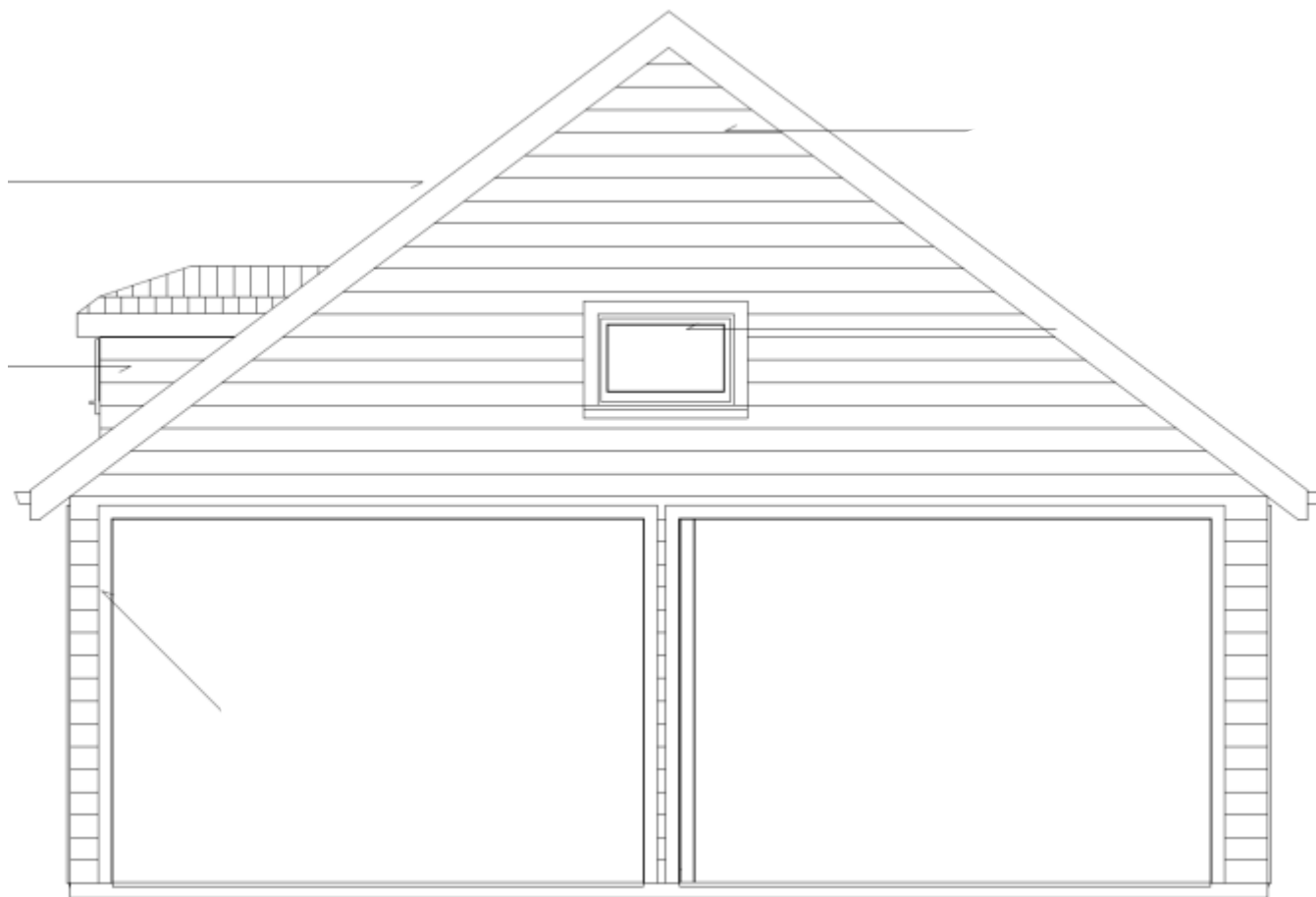
EAST ELEVATION – FRONT FACING COLUMBIA STREET

PROPOSED



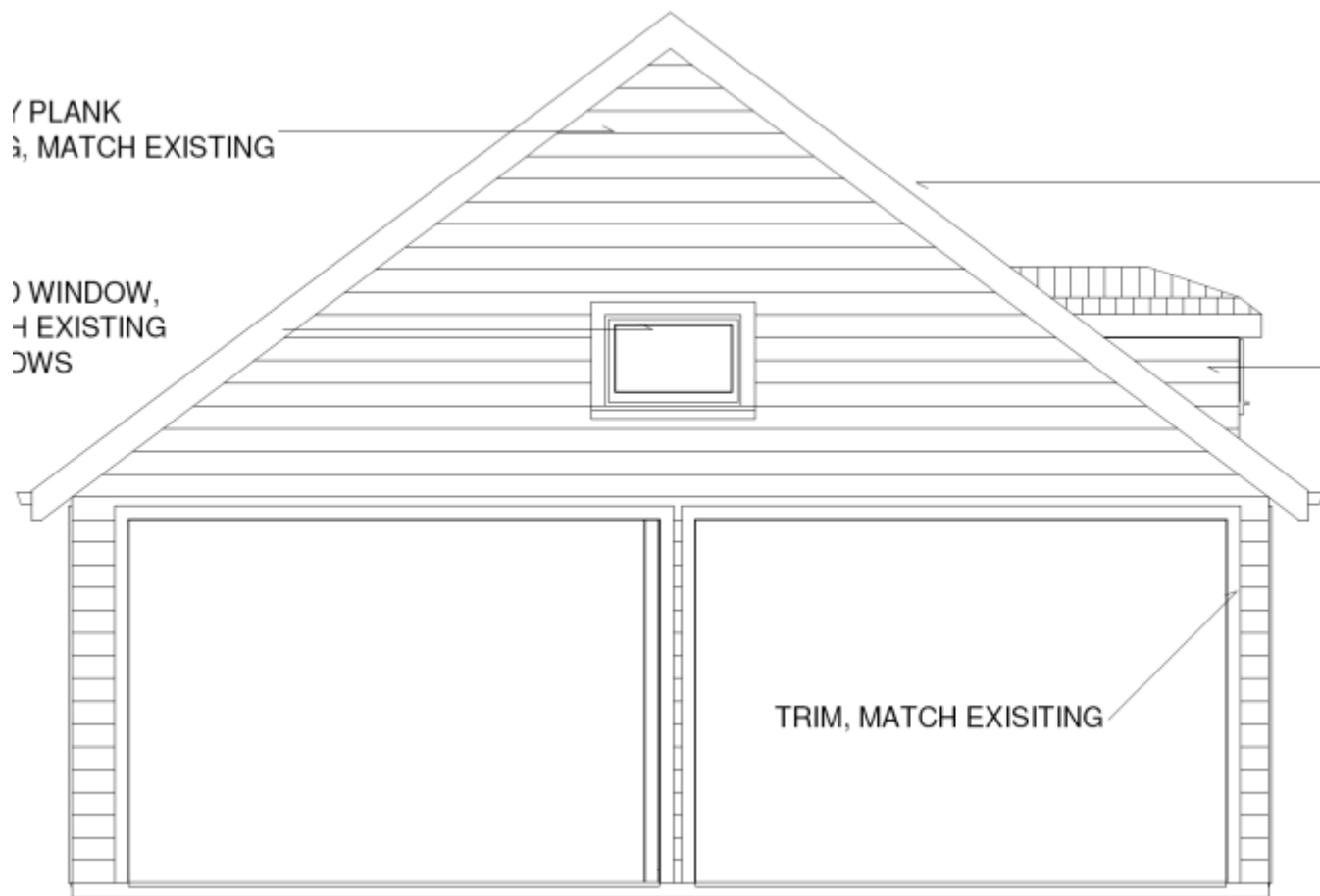
NORTH SIDE ELEVATION

PROPOSED



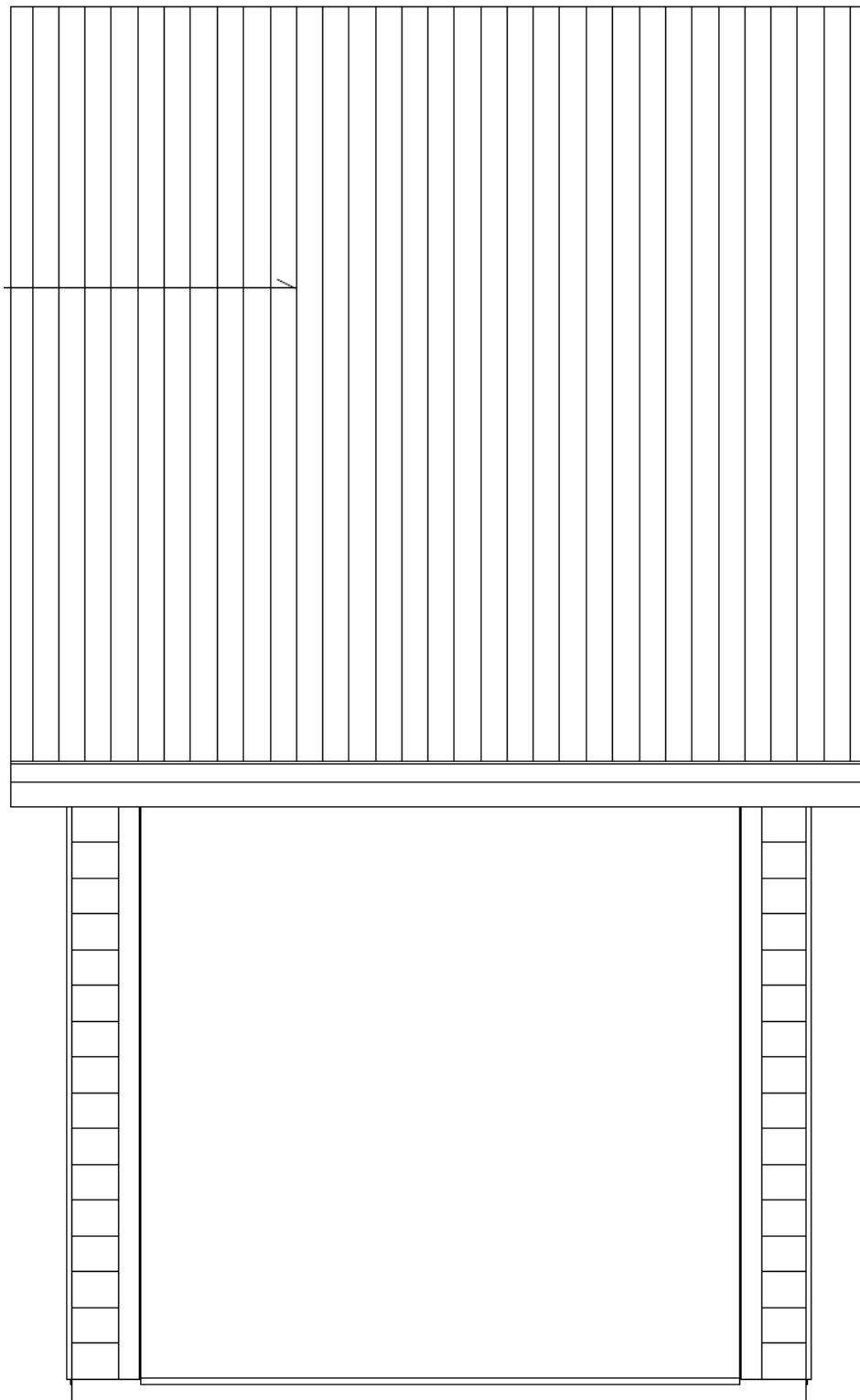
SOUTH SIDE ELEVATION

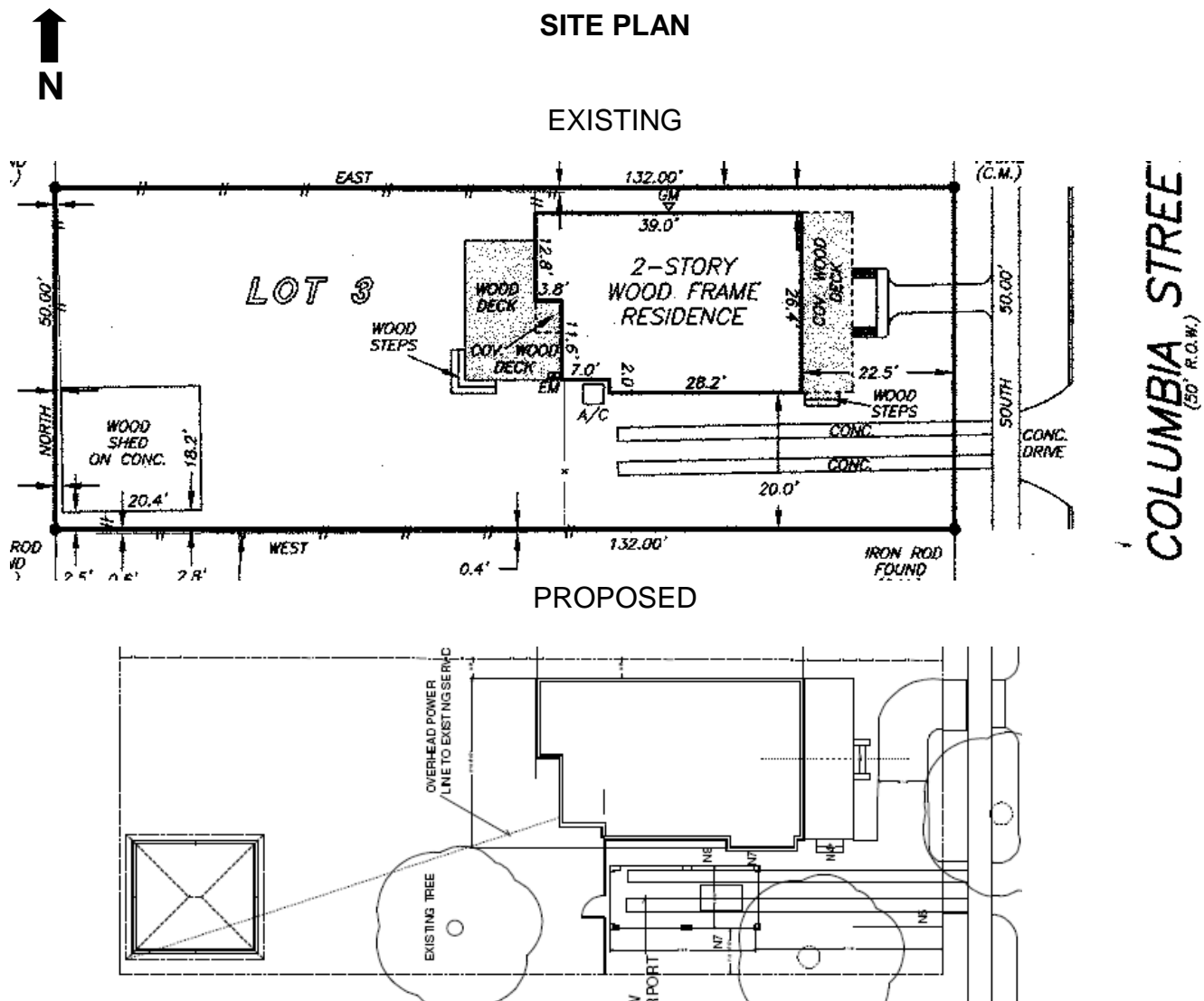
PROPOSED

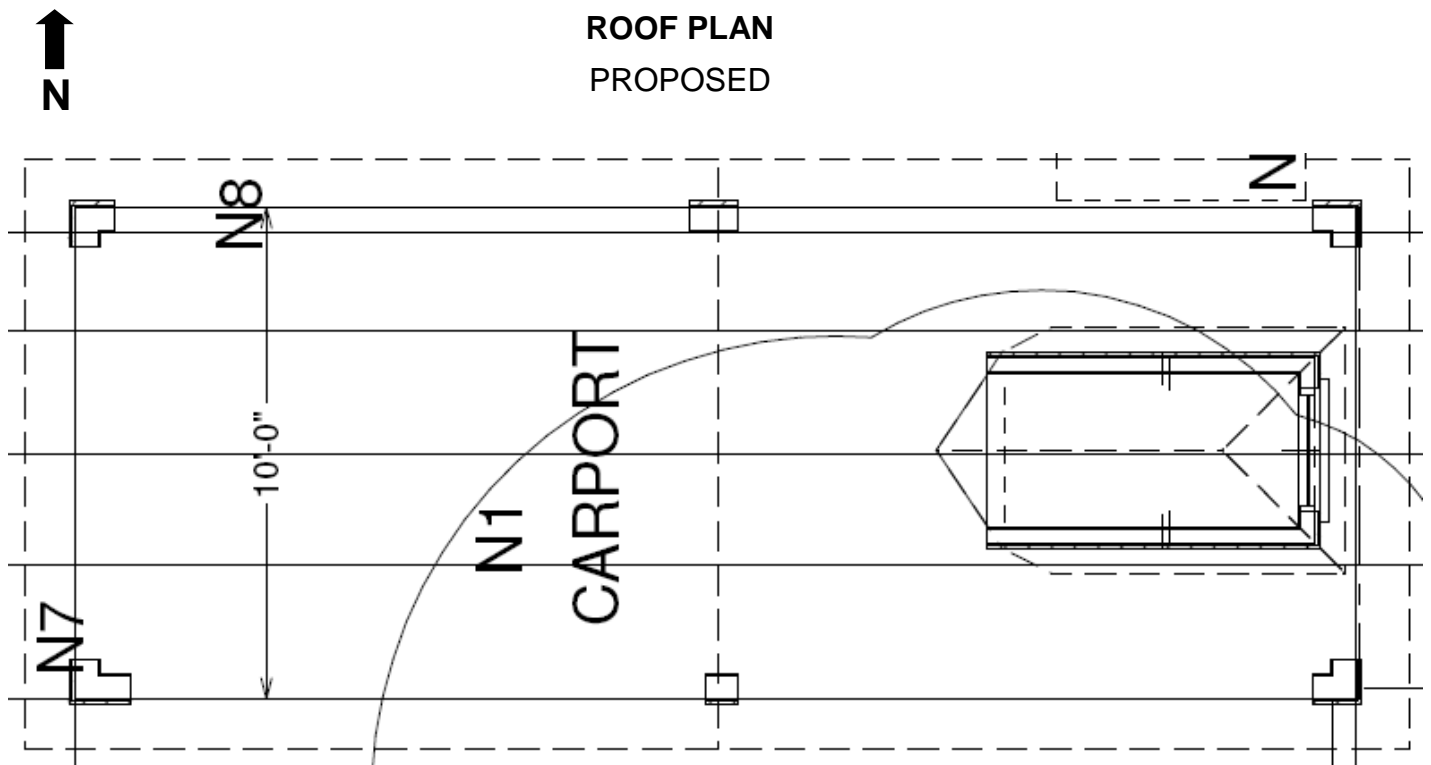


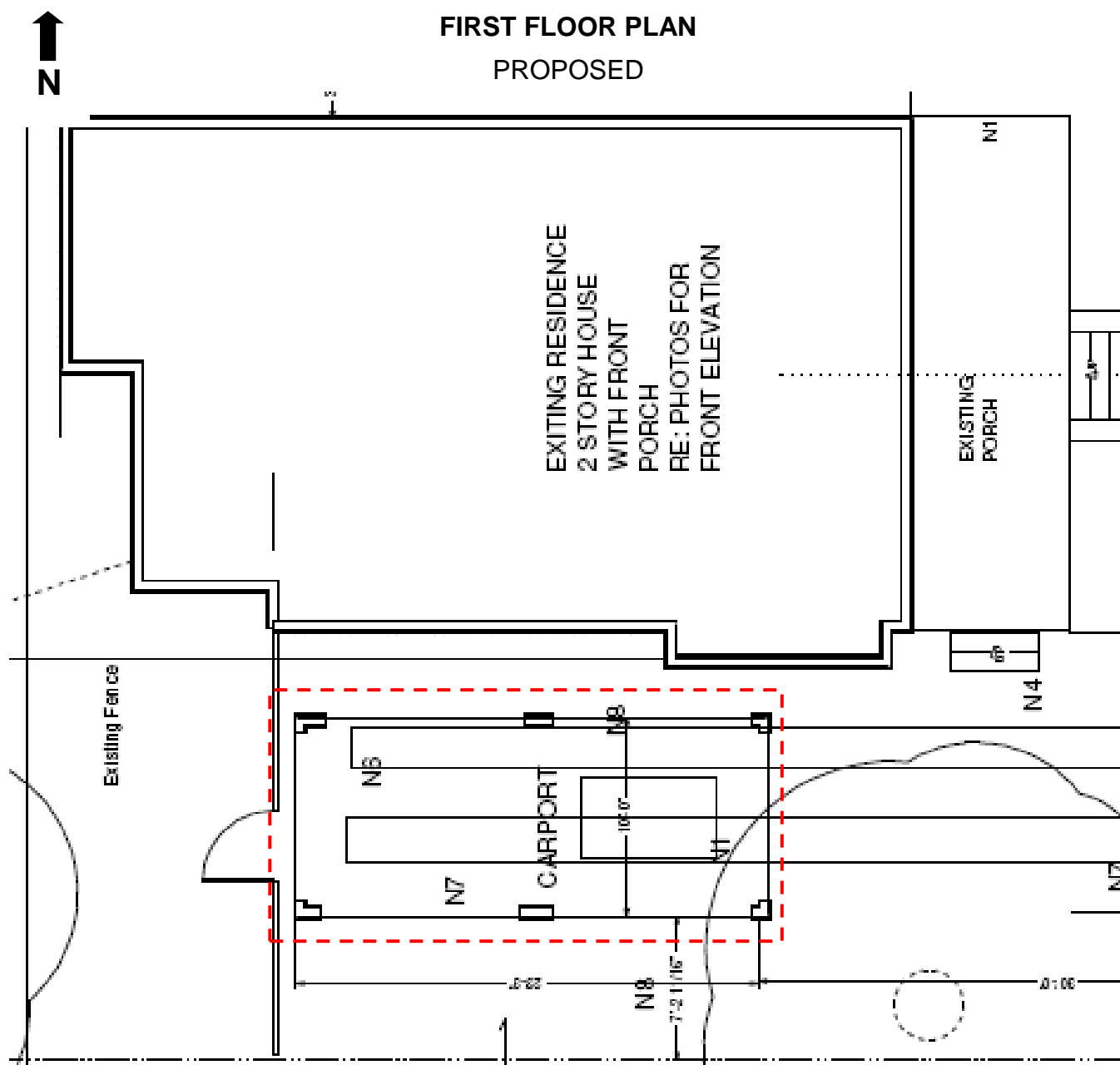
WEST (REAR) ELEVATION

PROPOSED









PHOTOS PROVIDED BY APPLICANT

EAST ELEVATION



SOUTH ELEVATION

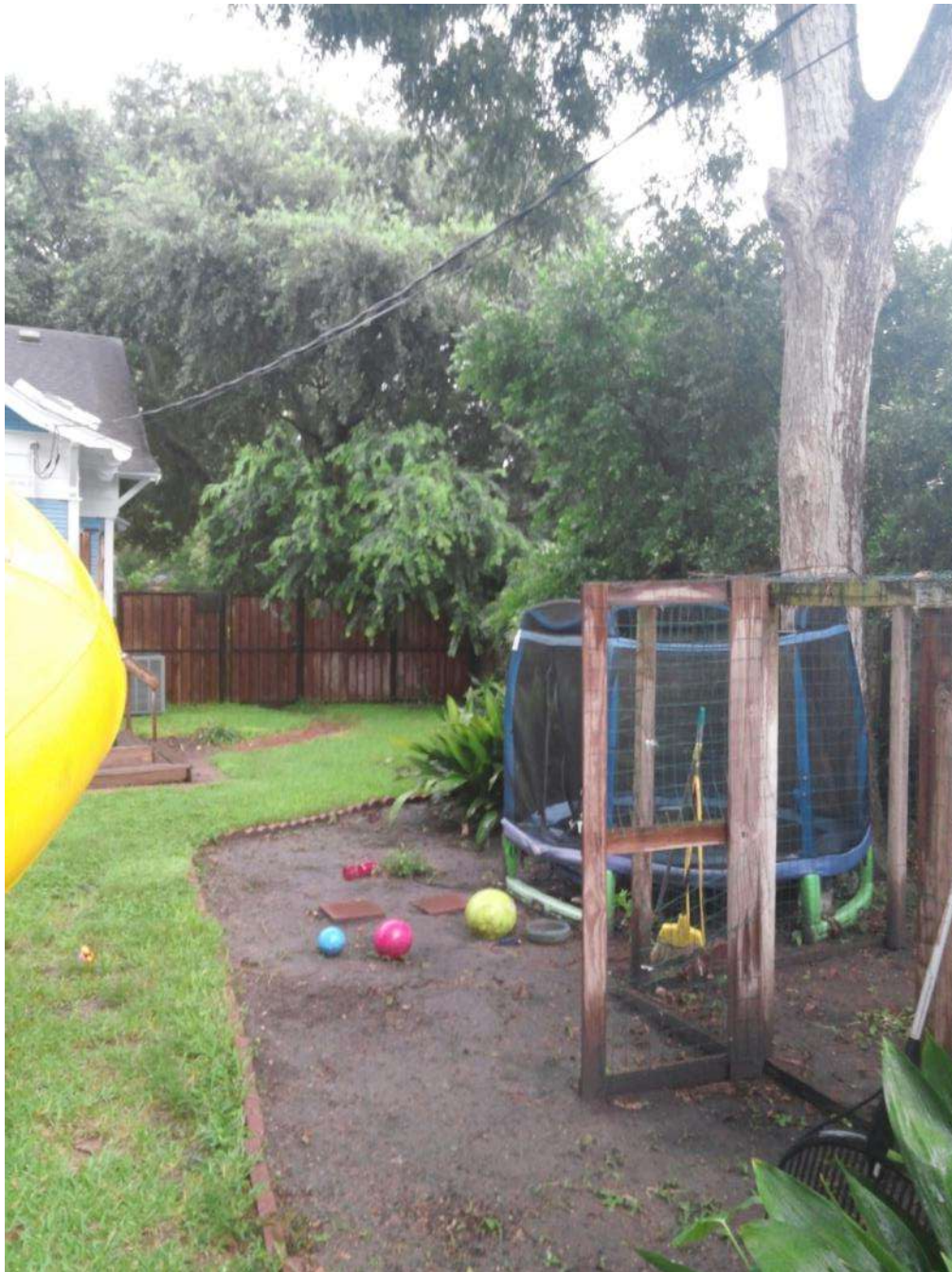




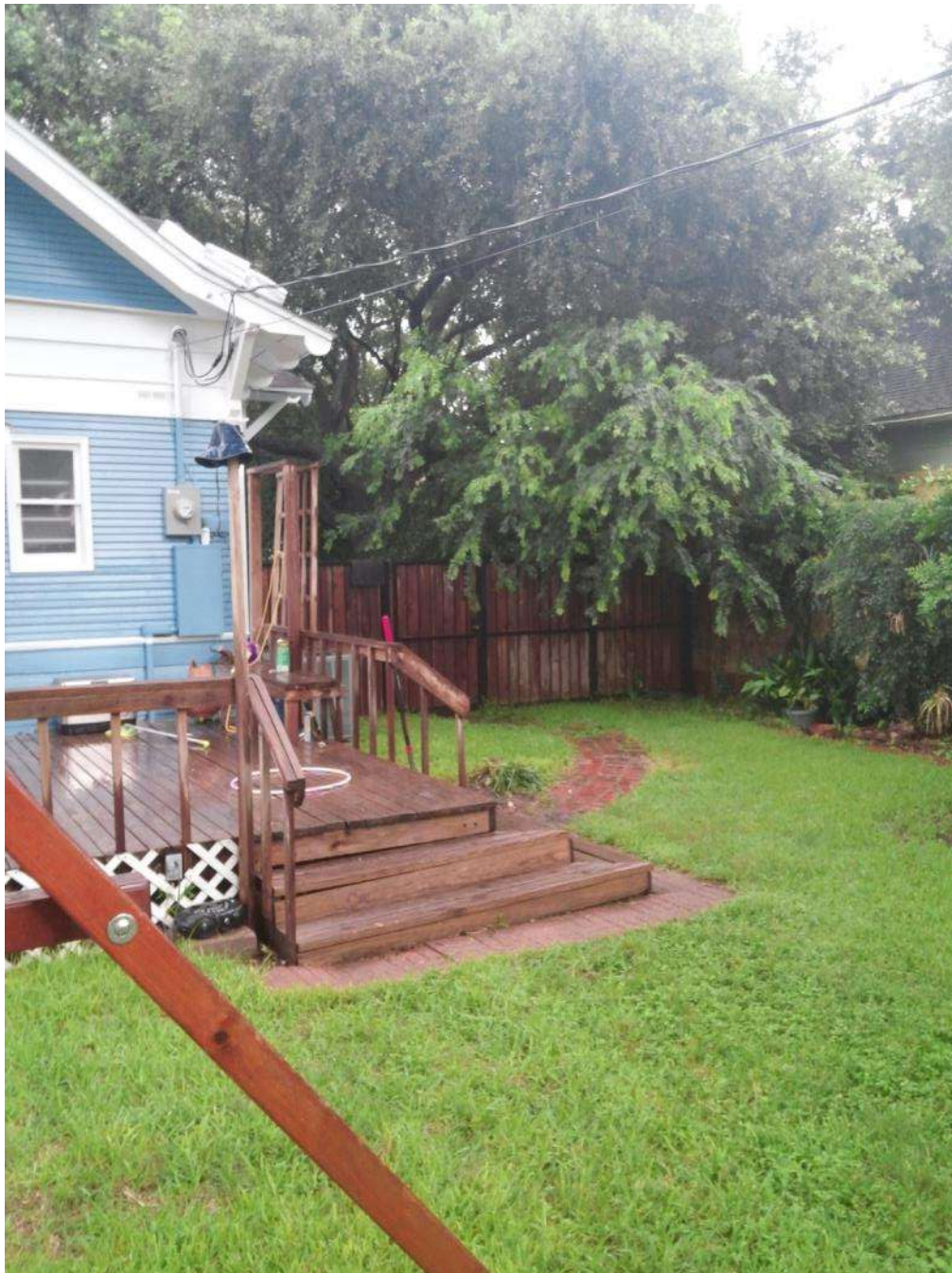
EAST ELEVATION



BACKYARD (SOUTHWEST CORNER)



BACKYARD



PROJECT DETAILS

Shape/Mass: The carport will measure 10' wide and 23'-3" deep and will have an eave height of 8'-8" and a ridge height of 19'-6".

Setbacks: The carport will be set back 30' from the front property line, 7'-2" from the south property line, 32'-10" from the north property line, and 78'-9" from the rear property line.

Foundation: The carport will be built over an existing concrete driveway.

Windows/Doors: The carport will feature two wood single lite fixed windows

Exterior Materials: The carport will be clad with smooth finish cementitious horizontal lap siding.

Roof: The carport will feature a side gable roof with a 9-over-12 pitch and a 1' overhang. The roof will feature a hip dormer with an 8" overhang. The roof will be clad with composite shingles.

Front Elevation: The carport will feature a hip dormer with a single lite wood fixed window.
(East)

Side Elevation: The carport will feature two openings of equal size.
(North)

Side Elevation: The carport will feature two openings of equal size and the side gable will feature a single lite wood fixed window.
(South)

ATTACHMENT A

PUBLIC COMMENT

Houston Heights East Historic District Development Review Committee (ad-hoc)

Monthly Review Report

The DRC report for Certificate of Appropriateness Applications is as follows:

Month:	Sep-14	Date of Report:			23-Sep-14	
HAHC Action	Site Address	APPLICANT	COMPANY	PROPOSED ACTIVITY	DRC Response	DRC Vote
B15	1610 Cortlandt	Rit Johnson Ridgewater	Palmetto	Alteration/Revision	Support	1
				Exceeding scope orig CofA	No Object	1
				Contributing structure	Object	
B16	1640 Columbia	Luis Talamantes	Kenneth Allen	Replace windows on non-contributing residence	Support No Object Object	1 1 1
B17	1235 Columbia	At Javid	Michael Clement	Add front detached carport Contributing structure	Support No Object Object	1 1 1
B18	1641 Columbia	Sam Gianukos	Troy Baker	Relocate contributing res. New 2-story addition	Support No Object Object	1 1 1

From: Brie Kelman
 Sent: Tuesday, September 23, 2014 10:52 AM
 To: Kent Marsh
 Subject: Re: September HAHC Postings

Hi Kent,

Sorry for the last-minute response! Here is my vote:

Houston Heights East

15. 1610 Cortlandt St, Alteration-Siding/Windows REVISION - Support

16. 1640 Columbia St, Alteration-Windows (Noncont) - Support

17. 1235 Columbia St, New Construction-Carport - Support - building the carport in the proposed location will enable the owners to have a backyard. It will also result in less paved driveway - a benefit drainage-wise as well as saving a tree. I looked at this house when it was for sale in 2009 - so cute! I am interested to see the data behind the staff's report saying there is a "typical" setback for garage/carports locations. Also the ordinance says "contributing structures" in the historic district. The garages in Heights East HD are not classified, so I believe this line of the Ordinance has been mis-interpreted:

"must match the typical setbacks of existing contributing structures in the historic district"

18. 1641 Columbia St, Alteration-Relocation/Addition - Support

September 2014 Houston Archaeological and Historical Commission

Certificates of Appropriateness Applications for the Houston Heights East Historic District

Dear HAHC Members:

As a member of the HHEHD DRC, I have the following comments regarding the 4 Certificate of Appropriate applications on your agenda for the September 25 meeting.

Agenda Item B15 (1610 Cortlandt): NO OBJECTION – While I don't agree with the addition of 4/1 windows to the existing historic structure because these 4/1 windows were not part of the original design, I do understand that 4/1 replacement windows were inadvertently approved for the street side of the structure. I am glad processes are now in place that would prevent the replacement of the original 1/1 windows with 4/1 windows.

Agenda Item B16 (1640 Columbia): NO OBJECTION – The proposed window replacement in the non-contributing structure is an acceptable alternative.

Agenda Item B17 (1235 Columbia): OBJECT – Detached carports are not a typical element found in the HHEHD. The existing residence is a contributing structure. This property has viable alley access for a rear loaded garage that could replace the current accessory structure at the rear of the site and not reduce the yard area. This property is deed restricted which would require a garage to be placed no closer to the front of the property than $\frac{1}{2}$ the depth of the lot ($132/2=66$ feet). There are no other contributing structures on this block that have detached carports on the front of the property. There is no guarantee that the carport would not "become" enclosed as a garage after completion of the initial construction which would then violate the existing deed restrictions.

Agenda Item B18 (1641 Columbia): OBJECT – The movement of this existing contributing structure should not be allowed. The 1600 block of Columbia has very little remaining historic character as most of the residences were rebuilt before the District was created. The Houston Heights subdivision plat has no front building setback and the default setback has been 10 feet. If we allow existing contributing structures to be moved on the property, we could end up with only a 10 foot setback throughout our District, which is not supported by the historical setbacks of a deeper distance from the street. Allowance of the movement of this structure, even though it is still 20 feet back will open the door for every applicant to request a 10 foot setback on any lot in our District and not within a Prevailing Building Setback protected block which would be highly detrimental to the historical look of the HHEHD.

Sincerely,

J. Kent Marsh, AICP CUD

1538 Arlington St.

Houston, Texas 77008

From: Joy Tober
Sent: Tuesday, September 23, 2014 2:04 PM
To: Kent Marsh
Subject: Re: September HHAC Postings

Thank you Kent. I agree with you and feel that builders might try to use staff's reasoning and language on other criteria as well. If staff applies this way of thinking on setback why not height or width?

Here are my recommendations and comments for the items based on the information I have now:

1610 Cortlandt (B.15) - No objection. Are there fines that can be applied when a situation like this occurs? We see this happen a little more often than I would like. I think it is too easy for builders to move forward with unapproved work then ask for forgiveness later. Once historic material is removed it is lost forever. Even if this were denied there are no consequences and the builder can not be made to put anything back. I think assessing fines would act as a good deterrent.

1640 Columbia St (B.16) - Approve

1235 Columbia St (B.17) - Oppose. Within the Houston Heights neighborhood, including this historic district, outbuildings such as garages, carports and sheds were placed at the rear corner of the property, as can be seen in historic Sanborn maps of the neighborhood. The proposed setback of the carport does not comply with Criteria 1 and detracts from the existing contributing building. This carport would be more historically accurate at the rear of the property.

1641 Columbia - Oppose. First, it appears on the plans as if the south side of the original roof is being raised. If so, this does not meet criteria and should not be allowed, a change such as this would significantly alter the existing historic structure. Second, the proposed relocation is not in keeping with the historic setbacks of that block. Sanborn maps clearly show the original setbacks and allowing a relocation based on the reasoning that staff provided sets a precedence that is far overreaching. Historic documents provide enough information to assert that the existing setback should remain.

Thank you,

Joy